



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

DATE: AUGUST 25, 2016

TO: PLANNING COMMISSIONERS

FROM: JAMES CARUSO, SENIOR PLANNER

**SUBJECT: HDFT INVESTMENTS TENTATIVE TRACT MAP/DEVELOPMENT PLAN
SUB2015-00026**

Two proposed conditions of approval in Attachment 4 (subdivision conditions) require revision. Condition No. 7 should be revised to state (see strike out):

7. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A blanket private access, drainage, and utility easement in favor of Parcels 1-7 as shown on the tentative map.
 - b. ~~By separate document and prior to approval of the improvement plans, a minimum 10-foot offsite overland escape drainage easement in favor of Parcels 1-7 with additional width as necessary.~~

Condition 17a should be revised to state (see underlined addition):

17. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map and provide the following notifications to prospective buyers:
 - a. Covenants, Conditions, and Restrictions (CC&R) and a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance of onsite roads and parking areas, drainage facilities, storm water facilities, common area landscaping, and other shared improvements is required.